

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2025-519**

AN ORDINANCE APPROVING APPLICATION FOR ZONING EXCEPTION E-25-30 FOR PROPERTY LOCATED IN COUNCIL DISTRICT 3 AT 13164 ATLANTIC BOULEVARD, BETWEEN THE WOODS RIVE AND HODGES BOULEVARD (R.E. NO(S). 167130-0900), AS DESCRIBED HEREIN, OWNED BY TURNER HARDWARE HODGES, LTD., REQUESTING 1) AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION, AND 2) PERMANENT OUTSIDE SALE AND SERVICE, MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN PART 4 OF THE ZONING CODE, FOR CHIPSHOT PICKLEBALL, LLC, IN THE PLANNED UNIT DEVELOPMENT (PUD) (1987-456-244-E) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE; ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS OF THE LAND USE AND ZONING COMMITTEE; PROVIDING FOR DISTRIBUTION; PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** an application for a zoning exception, **On File** with the City Council Legislative Services Division, was filed by Cyndy Trimmer, Esq., on behalf of the owner of property located in Council District 3 at 13164 Atlantic Boulevard, between The Woods rive and Hodges Boulevard (R.E. No(s). 167130-0900) (the "Subject Property"), requesting 1) an establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer

1 or wine for on-premises consumption, and 2) permanent outside sale  
2 and service, meeting the performance standards and development  
3 criteria set forth in Part 4 of the Zoning Code, for Chipshot  
4 Pickleball, LLC, in the Planned Unit Development (PUD) (1987-456-244-  
5 E) District; and

6 **WHEREAS**, the Planning and Development Department has  
7 considered the application and all attachments thereto and has  
8 rendered an advisory recommendation; and

9 **WHEREAS**, the Land Use and Zoning Committee, after due notice,  
10 held a public hearing and having duly considered both the testimonial  
11 and documentary evidence presented at the public hearing, has made  
12 its recommendation to the Council; now therefore

13 **BE IT ORDAINED** by the Council of the City of Jacksonville:

14 **Section 1. Adoption of Findings and Conclusions.** The  
15 Council has considered the recommendation of the Land Use and Zoning  
16 Committee and reviewed the Staff Report of the Planning and  
17 Development Department concerning application for zoning exception  
18 E-25-30. Based upon the competent, substantial evidence contained in  
19 the record, the Council hereby determines that the requested zoning  
20 exception meets each of the following criteria required to grant the  
21 request pursuant to Section 656.131(c), *Ordinance Code*, as  
22 specifically identified in the Staff Report of the Planning and  
23 Development Department:

24 (1) Will be consistent with the Comprehensive Plan, including  
25 any subsequent plan adopted by the Council pursuant thereto;

26 (2) Will be compatible with the existing contiguous uses or  
27 zoning and compatible with the general character of the area,  
28 considering population density, design, scale and orientation of  
29 structures to the area, property values, and existing similar uses  
30 or zoning;

31 (3) Will not have an environmental impact inconsistent with the

1 health, safety and welfare of the community;

2 (4) Will not have a detrimental effect on vehicular or pedestrian  
3 traffic, or parking conditions, and will not result in the generation  
4 or creation of traffic inconsistent with the health, safety and  
5 welfare of the community;

6 (5) Will not have a detrimental effect on the future development  
7 of contiguous properties or the general area, according to the  
8 Comprehensive Plan, including any subsequent amendment to the plan  
9 adopted by the Council;

10 (6) Will not result in the creation of objectionable or  
11 excessive noise, lights, vibrations, fumes, odors, dust or physical  
12 activities, taking into account existing uses or zoning in the  
13 vicinity;

14 (7) Will not overburden existing public services and facilities;

15 (8) Will be sufficiently accessible to permit entry onto the  
16 property by fire, police, rescue and other services; and

17 (9) Will be consistent with the definition of a zoning  
18 exception, and will meet the standards and criteria of the zoning  
19 classification in which such use is proposed to be located, and all  
20 other requirements for such particular use set forth elsewhere in the  
21 Zoning Code, or otherwise adopted by the Planning Commission or  
22 Council.

23 Therefore, zoning exception application E-25-30 is hereby  
24 approved.

25 **Section 2. Owner and Description.** The Subject Property is  
26 owned by Turner Hardware Hodges, Ltd., and is described in **Exhibit**  
27 **1**, dated April 18, 2025, and graphically depicted in **Exhibit 2**, both  
28 attached hereto. The applicant is Cyndy Trimmer, Esq., 1 Independent  
29 Drive, Suite 1200, Jacksonville, Florida, 32202; (904) 807-0185.

30 **Section 3. Distribution by Legislative Services.**  
31 Legislative Services is hereby directed to mail a copy of this

1 legislation, as enacted, to the applicant and any other parties to  
2 this matter who testified before the Land Use and Zoning Committee  
3 or otherwise filed a qualifying written statement as defined in  
4 Section 656.140(c), *Ordinance Code*.

5       **Section 4.       Effective Date.** The enactment of this Ordinance  
6 shall be deemed to constitute a quasi-judicial action of the City  
7 Council and shall become effective upon signature by the Council  
8 President and Council Secretary. Failure to exercise the zoning  
9 exception, if herein granted, by the commencement of the use or action  
10 herein approved within one (1) year of the effective date of this  
11 legislation shall render this zoning exception invalid and all rights  
12 arising therefrom shall terminate.

13  
14 Form Approved:

15  
16       /s/ Dylan Reingold      

17 Office of General Counsel

18 Legislation Prepared By: Stephen Nagbe

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